

- feet in length. A minimum of ten (10) feet of landscaping shall be provided between any two (2) such perimeter garages.
- (b) No rear garage wall that faces a street or adjacent development shall exceed thirty (30) feet in length without including at least one (1) of the following in at least two (2) locations:
    - i. Change in wall plane of at least six (6) inches;
    - ii. Change in material or masonry pattern;
    - iii. Change in roof plane;
    - iv. Windows;
    - v. Doorways;
    - vi. False door or window openings defined by frames, sills, and lintels; and/or
    - vii. An equivalent vertical element that subdivides the wall into proportions related to human scale and/or the internal divisions within the building.
- (2) All garages.
    - (a) Rear doorways shall be provided as reasonably necessary to allow direct access to living units without requiring persons to walk around the garage to access living units.
    - (b) At a minimum, a vertical trim detail that subdivides the overall siding pattern shall be provided at intervals not to exceed two (2) internal parking stalls.

→ **Sec. 2.18. Commercial and industrial architecture.**

- 1. Purpose and intent. The following standards are intended to enhance the appearance of buildings and promote a high quality of design in order to protect the public health, safety, and welfare. The intent of these standards is to:
  - a. Encourage greater design compatibility with surrounding areas and establish a precedent for high quality design in areas with no established character;
  - b. Achieve greater architectural variation and interest through standards for the design of roofs, exterior walls, and the use of exterior finish materials;
  - c. Encourage greater architectural cohesiveness and compatibility within a new development of multiple buildings; and
  - d. Reduce the negative visual impact of features and site improvements such as mechanical equipment.
- 2. General application
  - a. New construction. These standards shall apply to new construction of buildings and structures as specified in the following sections.
  - b. Improvement to existing structures and development sites.
    - (1) These standards shall apply to existing buildings only when a proposed building expansion exceeds twenty-five (25) percent of the existing floor area measured on a cumulative basis starting from the date of the adoption of this Section. For example, if a business owner increases the gross floor area by five (5) percent each year, for five (5) years beginning on the date of adoption of the Section, the provisions of the Section shall apply when the gross floor area has increase by twenty-five (25) percent in the fifth year.

- (2) It is intended that a building expansion subject to these standards be reasonably integrated with the existing structure or site condition consistent with these standards.
- (3) These standards shall not be construed to necessitate improvement to existing buildings or site conditions beyond those necessary to integrate the proposed improvement with existing conditions in a manner consistent with these standards.
- c. Development or permit applications. These standards shall not apply to any complete development, zoning, or building permit application submitted or approved prior to the adoption of these standards.

→ 3. Compliance. The following definitions apply to both Commercial and Industrial Standards.

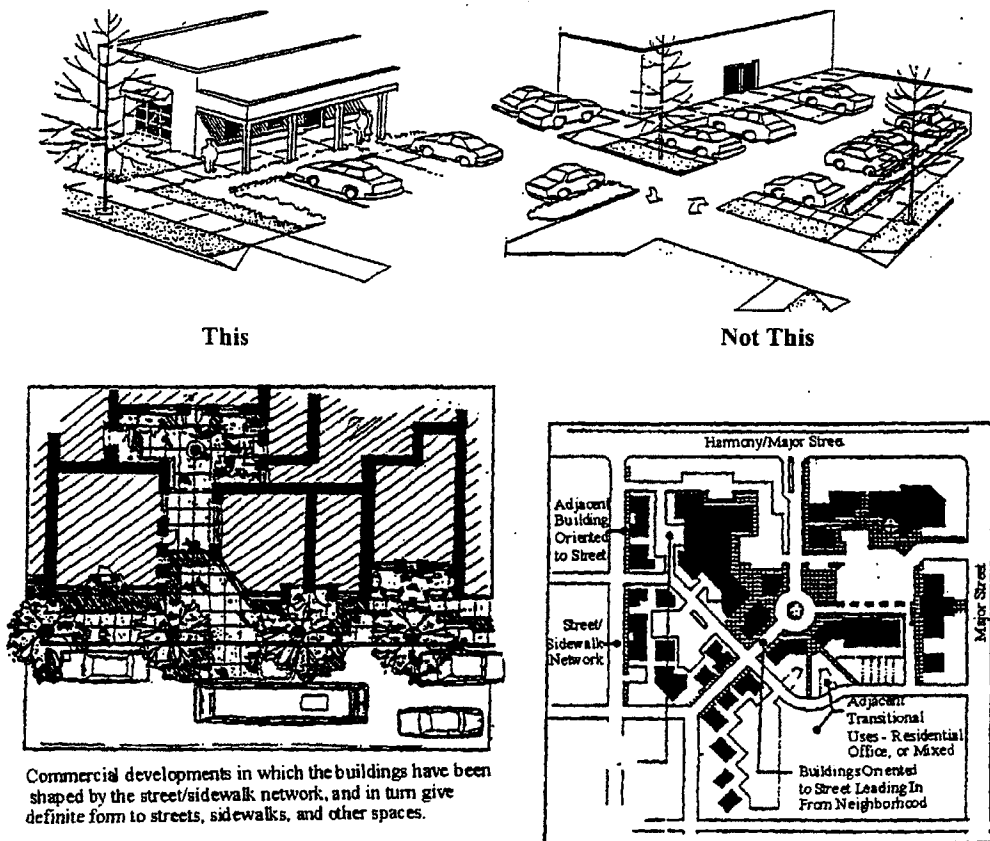
- a. Type 1 Standards. Compliance with the Type 1 standards set forth in this Section is mandatory, unless a waiver is granted pursuant to Section 4.7.8.
- b. Type 2 Standards. Compliance with the Type 2 standards set forth in this Section is mandatory, unless the Planning Director grants alternative compliance in accordance with the following provisions.
  - (1) The Planning Director may allow application of an alternative standard, different than a Type 2 standard, provided the Planning Director determines that:
    - (a) Site-specific, physical constraints necessitate application of the alternative standard, and such constraints will not allow a reasonable use of the property without application of such alternative standard; or
    - (b) The alternative standard achieves the intent of the subject Type 2 standard to the same or greater degree than the subject standard, and results in equivalent or greater benefits to the community as would compliance with the subject standard.
  - (2) Statement of findings. Whenever the Planning Director grants alternative compliance, the Planning Director shall formulate a written statement of findings based on the above criteria for such action. Such statement shall be filed in the development application file.
  - (3) Appeals. Decisions by the Planning Director with respect to such alternative compliance may be appealed to the Board of Directors in accordance with Section 4.7.7.

4. General provisions.

- a. Connections. Non-residential developments must be linked with surrounding areas by extending town streets, sidewalks, and/or walk paths directly into and through the development, thereby providing convenient, direct pedestrian, bicycle, and vehicle access to and from all sides of the development.
- b. Accessibility. Developments must be accessible to pedestrians and bicyclists as well as motorists. Site plans shall equally emphasize the following:
  - (1) Pedestrian access to the site and buildings;
  - (2) Gathering areas for people; and
  - (3) Auto access and parking lots.

- c. Walkways. Walkways must be located and aligned to directly and continuously connect areas or points of pedestrian origin and destination, and not be located and aligned solely based on the outline of a parking lot configuration that does not provide such direct pedestrian access.
- d. Building orientation. Where possible, buildings shall be located to front on and relate primarily to streets. Building setbacks from local and collector streets should be minimized in order to establish a visually continuous, pedestrian-oriented streetfront. In the case of large buildings for employment, storage, or auto-related uses, where greater setbacks are needed, a minimum of thirty (30) percent of the building shall be brought to the setback line. If a minimized setback is not maintained, the larger setback area shall have landscaping, low walls or fencing, a tree canopy and/or other site improvements along the sidewalk designed for pedestrian interest, scale and comfort. See Figure 2-12.

**Figure 2-12**  
**Examples of Neighborhood Commercial Setback**



Illustrations from City of Fort Collins, *Design Standards and Guidelines for All Commercial Development*, March 1996 (reprinted with permission).

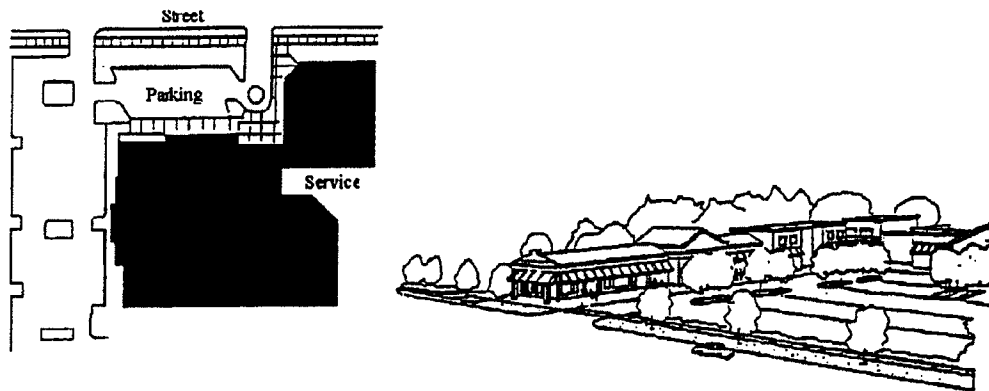


Illustration from City of Fort Collins, *Design Standards and Guidelines for All Commercial Development*, March 1996 (reprinted with permission).

- e. Pedestrian scale. The establishment of buildings on isolated “pad sites” surrounded by parking lots and driveways, and that offer mainly auto-oriented signage to define entrances, is discouraged. Even relatively massive development can be configured into “blocks” or other spaces proportioned on a human scale and city block scale; and need not be proportioned on a monolithic, auto-oriented scale.
- f. Blank walls. Blank, windowless walls are discouraged. Where the construction of a blank wall is necessary, the wall shall be articulated.
- g. Wall articulation.
  - (1) Walls shall not have an uninterrupted length exceeding fifty (50) feet. Pilasters, texture transitions, windows and stepping of the wall plane are required.
  - (2) All exterior elevations shall maintain the integrity of the adjacent buildings’ architectural character and detailing.
  - (3) Continuous cornice lines or eaves are encouraged between adjacent buildings.
  - (4) Buildings with flat roofs shall provide a parapet with an articulated cornice.
- h. Awnings. Fixed or retractable awnings are permitted. Canvas is the preferred material, although other waterproofed fabrics and metal or aluminum may be used where appropriate.
- i. Screening. All air conditions units, HVAC systems, exhaust pipes or stacks, elevator housing, satellite dishes and other telecommunications receiving devices shall be thoroughly screened from view from the public right-of-way and from adjacent properties by using walls, fencing, roof elements and landscaping. In addition, all trash facilities and loading and parking areas shall be properly screened as outlined in Section 2.15.



## 5. Commercial (non-industrial) architectural standards.

- a. Application.
  - (1) The following standards apply to all commercially zoned projects, including Downtown Commercial, Neighborhood Commercial, Community Commercial, Mixed Use Highway 52, and Employment. In the case of commercially zoned projects with a Planned Urban Development (PUD) overlay, standards may be

different or more stringent than those set forth in this Section. These standards shall not apply to buildings located in industrially zoned areas, except as provided herein.

- (2) These standards shall apply to buildings in industrially zoned projects that are located on sites adjacent to an arterial roadway, when fifty (50) percent or more of the building gross floor area or use is devoted to a non-industrial use. Non-industrial uses include uses such as office, retail goods or services, restaurants, or institutional use. In calculating the use devoted to such non-industrial use, any outdoor area devoted to the display of goods for sale shall be included in the calculation of area devoted to non-industrial use. For such buildings in industrially zoned projects, exterior portions of the building enclosing such non-industrial space shall comply with the commercial architectural standards in this Section. Exterior portions of such buildings enclosing space devoted primarily to industrial uses, such as manufacturing or warehouse space, are exempt from application of commercial architectural standards in this Section.
- (3) It is intended that these standards apply to the primary façade of the building and that all sides of building, where visible from public rights-of-way and private roads or service drives or adjacent residential neighborhoods, shall include design characteristics and materials consistent with those of the primary façade, except as provided in paragraph 2.18.5.b below. Also, standards specified in Section 2.18.5 shall be limited to the façade and walls as specified in that Section.

- b. Exceptions. The Planning Director may waive the application of the standards set forth in this Section in cases where the visibility of side or rear walls of the building is substantially diminished by landscaping, or by a decorative screening wall, or earthen berm combined with landscaping, located between the building wall and any such right-of-way or adjacent property. A waiver may also be considered in cases where the distance of the building from the right-of-way or adjacent property, and/or intervening structures or other landscape features, diminish the visibility of the proposed structure in a manner consistent with the intent of this paragraph. Landscape screening shall be designed to be at least sixty (60) percent opaque to a height of six (6) feet upon installation and a minimum of eighty (80) percent opaque to a height of six feet within five (5) years of planting. Such landscaping shall consist of primarily evergreen plant material to provide year-round screening. The required landscaping shall be maintained in healthy condition by the current owner. In the event any required landscaping material dies or is destroyed, it shall be replaced by the owner within six (6) months. Replacement material shall conform to the original intent of the approved landscape plan. Waiver requests may be forwarded to the Board of Trustees for their decision in accordance with Section 4.7.8.

→ c. Design compatibility.

- (1) Type 2 Standards:

- (a) Building design shall contribute to the special or unique characteristics of an area and/or development through the use of predominant building massing and scale, building materials, architectural elements and color palette.
- (b) Design compatibility shall be achieved through techniques such as the repetition of roof lines, the use of similar proportions in building mass and outdoor spaces, similar relationships to the street, similar window and door patterns, and/or the use of building materials that have color

shades and textures similar to those existing in the immediate area of the proposed development.

- (c) Where there is no established or consistent neighborhood, area character, or unifying theme, or where it is not desirable to continue the existing character because it does not reflect a design theme consistent with the architectural standards as described in this chapter, the proposed development shall be designed to establish an attractive image and set a standard of quality for future developments and buildings within the area. Greater attention to design with respect to design compatibility standards in this paragraph shall be required in areas of high visibility, such as community entryways and arterial and collector roadways.

d. Building design elements.

- (1) Type 2 Standards: All buildings shall be designed and maintained using the following building elements, with a minimum of one (1) item each selected from four (4) of the five (5) groups below:

- (a) Group 1 – exterior wall articulation.

- i. Openings or elements simulating openings that occupy at least twenty (20) percent of the wall surface area (excluding overhead or dock doors); or
- ii. Building bays created by columns, ribs, pilasters, or piers or an equivalent element that divides a wall into smaller proportions or segments with elements being at least one (1) foot in width, a minimum depth of eight (8) inches, and spaced at intervals of no more than twenty five (25) percent of the exterior building walls. For buildings over twenty thousand (20,000) square feet in floor area, such elements shall be at least eighteen (18) inches in width, with a minimum depth of twelve (12) inches, and spaced at intervals of no more than twenty (20) percent of the exterior building walls; or
- iii. A recognizable base treatment of the wall consisting of thicker walls, ledges, or sills using integrally textured and colored materials such as stone, masonry, or a decorative concrete; or
- iv. Some other architectural feature that breaks up the exterior horizontal and vertical mass of the wall in a manner equivalent to (i), (ii), or (iii) above.

- (b) Group 2 – roof articulation.

- i. Changes in roof lines, including the use of stepped cornice parapets, a combination of flat and sloped roofs, or pitched roofs with at least two (2) roof line elevation changes; or
- ii. Some other architectural feature or treatment which breaks up the exterior horizontal and vertical mass of the roof in a manner equivalent to (i) above.

- (c) Group 3 – building openings, walkways, and entrances.

- i. Canopies or awnings over at least thirty (30) percent of the openings of the building; or
- ii. Covered walkways, porticos and/or arcades covering at least thirty (30) percent of the horizontal length of the front façade; or
- iii. Raised cornice parapets over entries; or

- iv. Some other architectural feature or treatment which adds definition to the building openings, walkways, or entrances in a manner equivalent to (i),
- (d) Group 4 – building materials. (The area of windows and doors, including overhead doors, shall be excluded from the wall area calculation for the following standards.)
  - i. At least two (2) kinds of materials distinctively different in texture or masonry pattern, at least one of which is decorative block, brick, or stone, with each of the required materials covering at least twenty-five (25) percent of the exterior walls of the building; or
  - ii. Brick or stone (including synthetic stone) covering at least fifty (50) percent of the exterior walls of the building.
- (e) Group 5 – other architectural definition.
  - i. Overhanging eaves extending at least twenty-four (24) inches past the supporting walls, or with flat roofs, cornice parapets, or capstone finish; or
  - ii. Ornamental lighting fixtures (excluding neon) for all exterior building lighting; or
  - iii. A feature that adds architectural definition to the building, in a manner equivalent to (i) or (ii) above.

→ e. Articulation of Walls.

- (1) Type 2 Standard: Building fronts and any wall of the building facing any road or public or private service drive, greater than one hundred (100) feet in length, measured horizontally, shall incorporate wall plan projections or recesses having a depth of at least four (4) percent of the length of the façade, extending at least twenty (20) percent of the length of the façade.
- (2) No uninterrupted length of any façade shall exceed fifty (50) horizontal feet. Acceptable interruptions include pilasters, texture transitions, windows, and awnings.

→ f. Delivery/Loading Doors and Docks. Type 2 Standard: No delivery, loading dock, or trash removal door or facility shall be located on the main street facing façade of the building. Any such door or facility located on the side or rear wall of the building shall be screened in accordance with the provisions of Section 2.15. For sites that have road frontage on multiple sides, these facilities shall be located in the least obtrusive manner, preferably on a non-road facing side of the building, or the road frontage that has the least public visibility.

→ g. Rooftop Mechanical Units. Type 2 Standard: Rooftop mechanical units and other miscellaneous rooftop equipment shall be substantially screened from view from public rights-of-way and other public places. Screening materials shall be of the same or comparable material, texture, and color as the materials used on the building. Roof-mounted equipment screening shall be constructed as an encompassing monolithic unit, rather than as several individual screens (i.e., multiple equipment screens, or “hats,” surrounding individual elements shall not be permitted). The height of the screening element shall equal or exceed the height of the structure’s tallest piece of installed equipment.

- h. Cart Storage and Vending Machines. Type 2 Standard: Cart storage areas, vending machines, and video and book return containers shall be placed inside the principal building, placed in an accessory structure designed to complement the principal building, or screened with walls and landscaping.
- i. Multi-building Developments. Type 1 Standard: Developments with multiple buildings shall include predominance characteristics in each building so that the buildings within the development appear to be part of a cohesive, planned area, yet are not monotonous in design. Predominant characteristics may include use of the same or similar architectural style, materials, and colors.
- j. Building Entrances. Type 1 Standard: Primary public entrances shall be clearly defined and recessed and projected or framed by elements such as awnings, arcades, porticos, or other architectural features.
- k. Building Colors.
  - (1) Type 1 Standard: Colors shall be used to blend buildings into an area and to unify elements of a development. Color should be drawn from the surrounding area and, if in a new development area, shall be selected to establish an attractive image and set a standard of quality for future developments and buildings within the area. Monotonous or monochromatic color palettes are strongly discouraged. Accent colors used to call attention to a particular feature or portion of a building, or to form a particular pattern, shall be compatible with predominant building base colors and may be incorporated using such elements as shutters, window mullions, building trim and awnings.
  - (2) Type 2 Standard: Accent colors shall cover no more than five (5) percent of a building façade.
- l. Franchise Architecture. Type 1 Standard: Prototypical or franchise architectural designs may be required to be modified to meet these architectural standards. Changes to prototypical franchise styles to meet these standards may include, but not be limited to, modifications to roofs, windows, doors, building mass, materials, colors, placement of architectural features and details, etc. Care should be taken to ensure that such modifications comply with Section 2.18.5.c. Design Compatibility. Franchise architectural styles found to meet these standards will not require any modification.
- m. 2 Standard: Illumination highlighting the entire façade of a building, or a significant portion of the building, or back lighted translucent awnings intended to function as signage, shall not be permitted as part of a building design. This standard is not intended to preclude the use of lighting (including neon lighting) to accent limited portions of the building façade.
- n. Metal Siding. Metal siding may be used as an exterior finish material as long as the amount used does not exceed twenty-five (25) percent of the area of any single wall, exclusive of the roof, and provided it matches or complements the building color and/or material scheme. Further, such metal siding shall be a "standing seam" type or equivalent quality, not a "corrugated" type. Architectural metals, such as bronze, brass, copper, and wrought iron, may be used and may exceed the twenty-five (25) percent area limit.



→ 6. Industrial architectural standards.

- a. Purpose and intent. These standards are intended to apply to industrial buildings on sites adjacent to major roads (as defined in Section 2.18.6.b), because of the visibility of such development and its impact on the image and character of the community. Industrial development that is adjacent to collector or local roads is not subject to the following standards.
- b. Application. Standards in this section apply to all industrially zoned projects, including Business Light Industrial and Industrial. In the case of industrially zoned projects with a planned urban development (PUD) overlay, standards may be different or more stringent than those set forth in this Section.
  - (1) Subsection 2.18.2 General Application, which addresses how standards apply to new construction and existing buildings and Section 2.18.3 Compliance, regarding the application of Type 1 and Type 2 Standards, shall apply to standards in this Section.

- c. Type 2 Standard: Metal shall not comprise more than twenty-five (25) percent of the exterior building finish material on walls (roof excluded) of industrial buildings.
- (1) Metal siding includes any form of metal exterior finish material, including corrugated or standing seam metal siding. The Planning Director may permit metals such as bronze, brass, copper, and wrought iron, in excess of the twenty-five (25) percent limitation if a determination is made that such materials are equal or superior to the primary building materials.
  - (2) Industrial buildings shall also comply with the standards set forth in Section 2.18.5 Commercial Architectural Standards paragraphs: c. Design Compatibility, e. Articulation of Walls, f. Delivery/Loading Doors and Docks, g. Rooftop Mechanical Units, k. Building Colors, and m. Illumination.

7. Downtown architectural standards.

- a. Setbacks. Buildings shall abut the front property line. Building facades may be recessed if an arcade or similar structure abuts the front setback. Architectural projections, including cornices, balconies, canopies and entry features, may encroach into public rights-of-way, subject to permits as required by the Town's Code.
- b. Multi-story, mixed-use structures. Commercial uses contained in multi-story (two- and three-story) mixed-use structures with commercial/retail uses on the ground level and above and/or apartment dwellings or offices on the upper levels are encouraged. Such buildings shall vary in terms of footprint and architectural elevations. The maximum ground level footprint of a commercial building shall be five thousand (5000) square feet.
- c. Facade treatments. Large buildings shall be articulated or designed to resemble the character and scale of the original downtown buildings, with each façade twenty-five (25) feet or less.
- d. Entries. Transparent entries and large store front windows are strongly encouraged. Recessed and other styles of window openings are desired.
- e. Windows. Street-level storefront windows are strongly encouraged. Office and residential windows organized in a generally regular pattern are encouraged.